

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name / Number:** Mirrormont / Cedar River / 66

**Previous Physical Inspection:** 1999

### Sales - Improved Summary:

Number of Sales: 275

Range of Sale Dates: 1/2001 - 12/2002

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2002 Value</b>	\$103,800	\$189,000	\$292,800	\$313,800	93.3%	9.98%
<b>2003 Value</b>	\$104,900	\$205,600	\$310,500	\$313,800	98.9%	9.62%
<b>Change</b>	+\$1,100	+\$16,600	+\$17,700		+5.6%	-0.36%
<b>% Change</b>	+1.1%	+8.8%	+6.0%		+6.0%	-3.58%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.36% and -03.58% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2002 Value</b>	\$110,900	\$196,300	\$307,200
<b>2003 Value</b>	\$112,400	\$214,000	\$326,400
<b>Percent Change</b>	+1.4%	+9.0%	+6.3%

Number of one to three unit residences in the Population: 3251

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. Results of the analysis showed that only a few characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade six and lower homes were found to have a lower average ratio (assessed value/sale price) than other homes in the area, the formula will adjust those properties upwards. Lastly, homes having a view were found to have a higher average ratio than other non view homes in the area, the formula adjusts these parcels upward to a lesser degree than the remainder of the population.

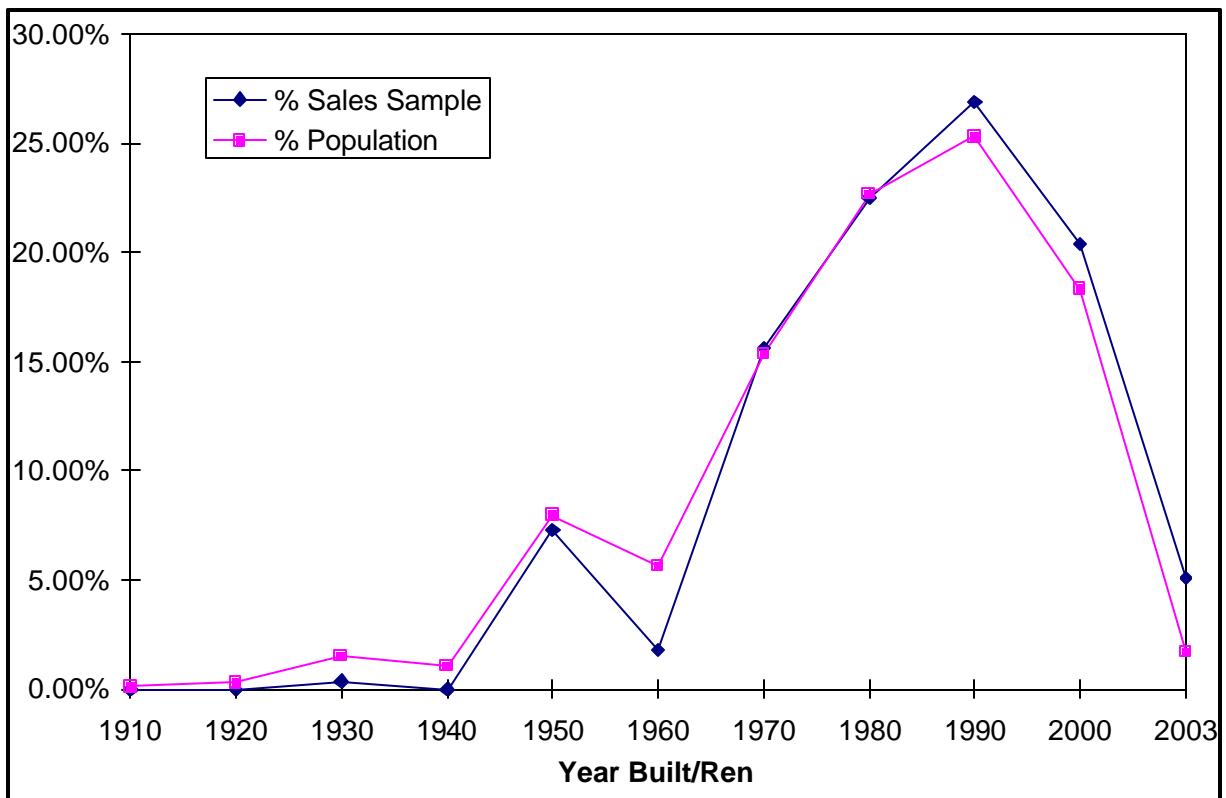
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.36%
1940	0	0.00%
1950	20	7.27%
1960	5	1.82%
1970	43	15.64%
1980	62	22.55%
1990	74	26.91%
2000	56	20.36%
2003	14	5.09%
	275	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	4	0.12%
1920	10	0.31%
1930	50	1.54%
1940	34	1.05%
1950	259	7.97%
1960	184	5.66%
1970	499	15.35%
1980	738	22.70%
1990	822	25.28%
2000	596	18.33%
2003	55	1.69%
	3251	

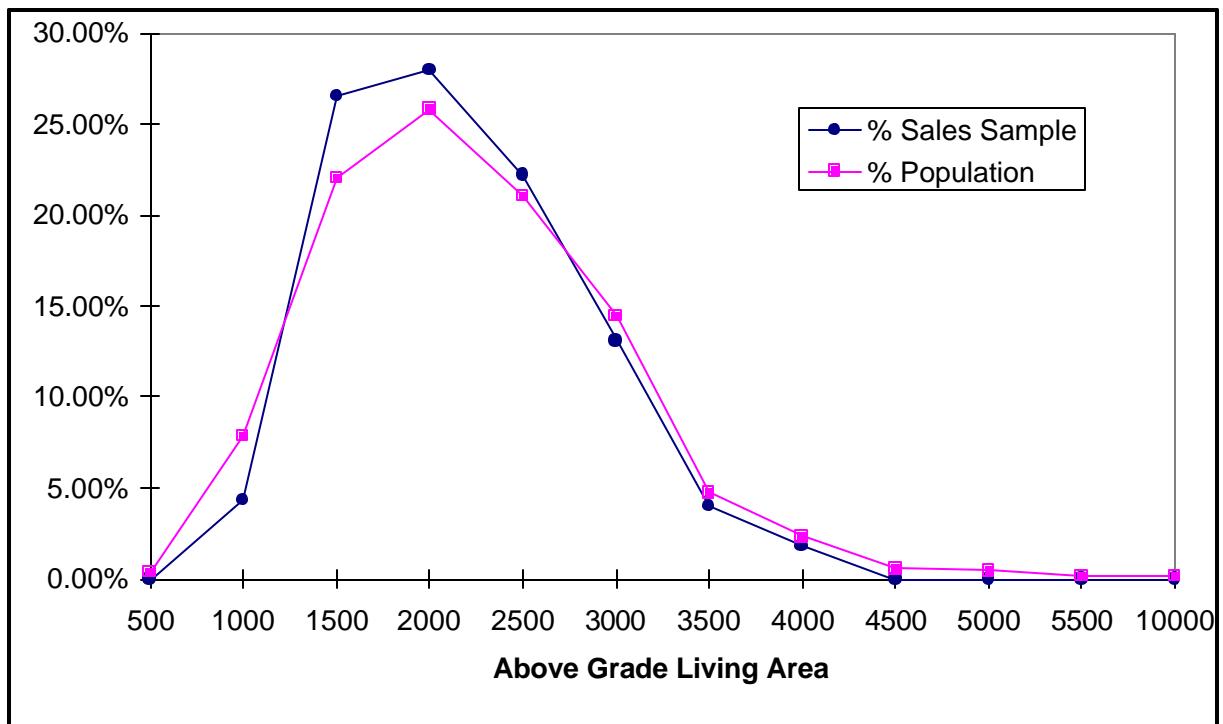


The sales sample frequency distribution follows the population distribution fairly close with regard to Year Built/Year Renovated. This distribution is ideal for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	12	4.36%
1500	73	26.55%
2000	77	28.00%
2500	61	22.18%
3000	36	13.09%
3500	11	4.00%
4000	5	1.82%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
10000	0	0.00%
	275	

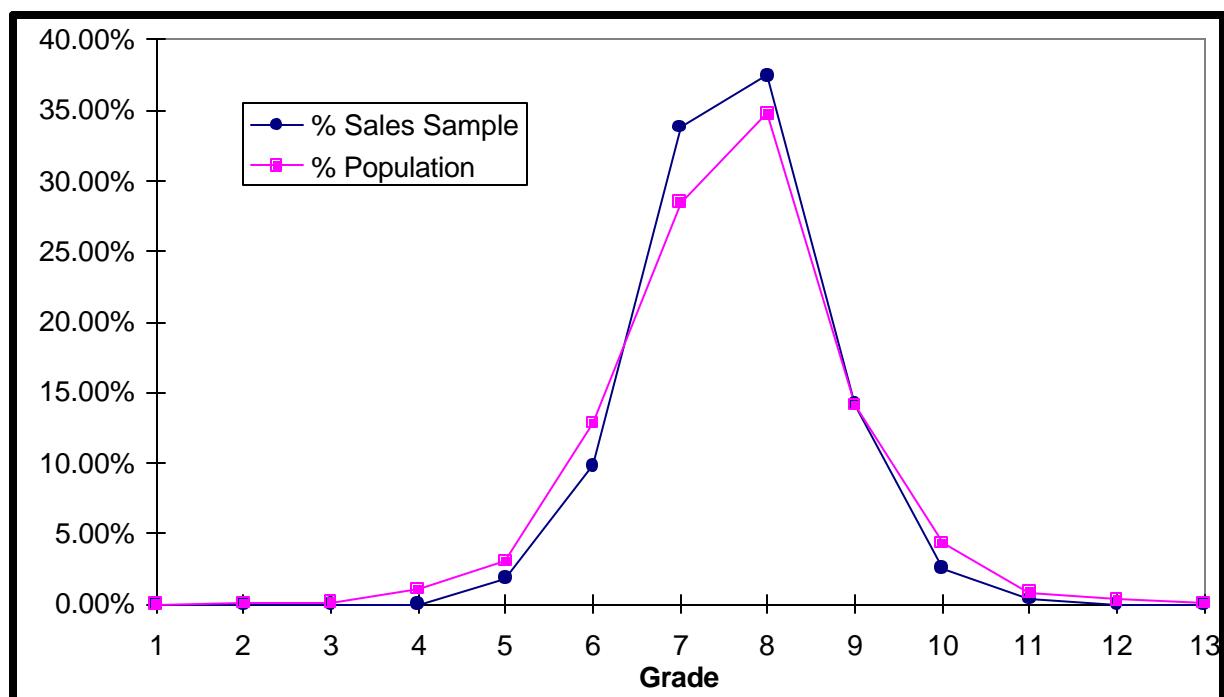
<b>Population</b>		
AGLA	Frequency	% Population
500	12	0.37%
1000	256	7.87%
1500	717	22.05%
2000	839	25.81%
2500	684	21.04%
3000	471	14.49%
3500	154	4.74%
4000	75	2.31%
4500	18	0.55%
5000	15	0.46%
5500	5	0.15%
10000	5	0.15%
	3251	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

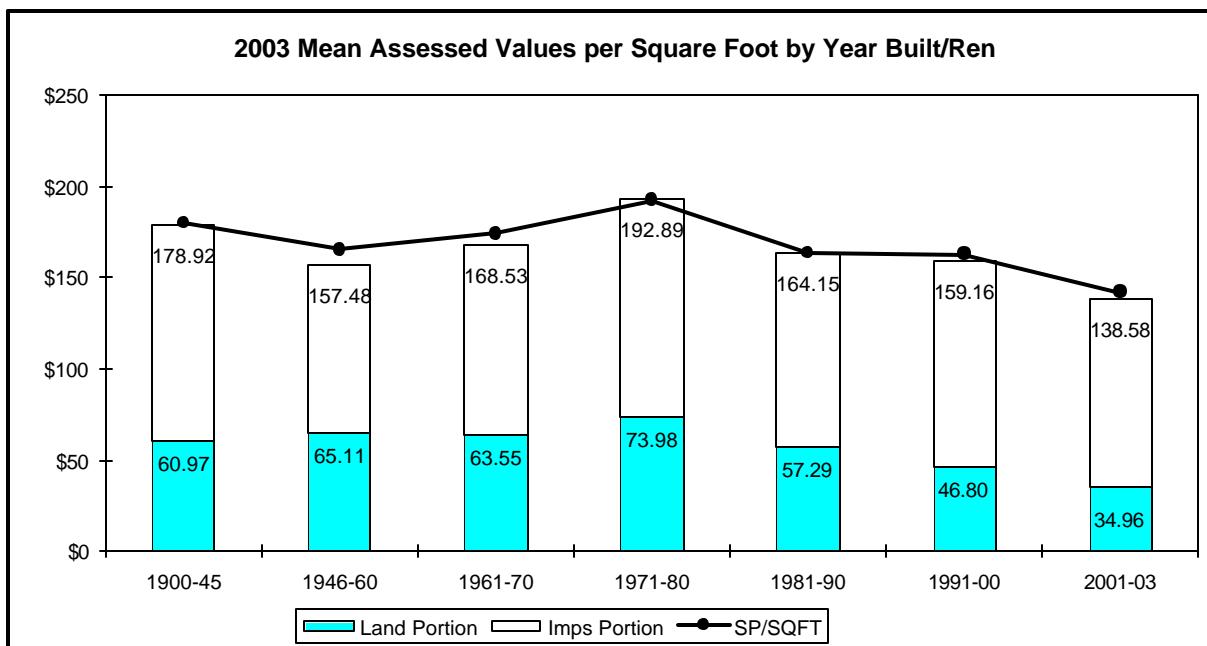
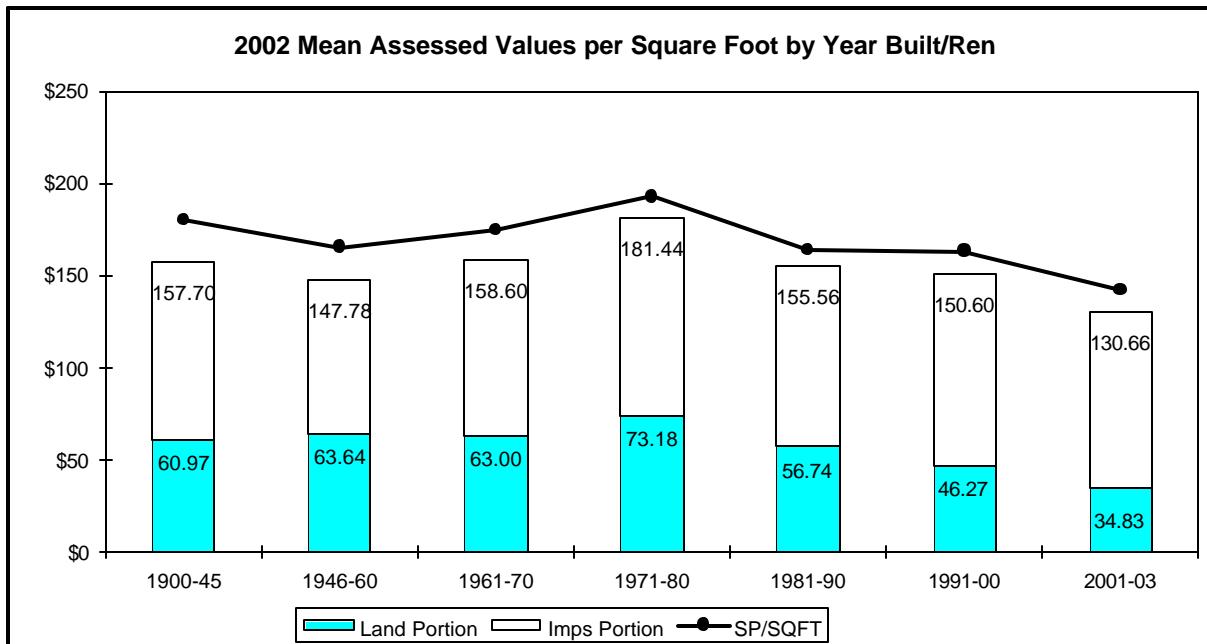
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	2	0.06%
3	0	0.00%	3	4	0.12%
4	0	0.00%	4	34	1.05%
5	5	1.82%	5	100	3.08%
6	27	9.82%	6	417	12.83%
7	93	33.82%	7	926	28.48%
8	103	37.45%	8	1130	34.76%
9	39	14.18%	9	459	14.12%
10	7	2.55%	10	140	4.31%
11	1	0.36%	11	27	0.83%
12	0	0.00%	12	10	0.31%
13	0	0.00%	13	2	0.06%
	275			3251	



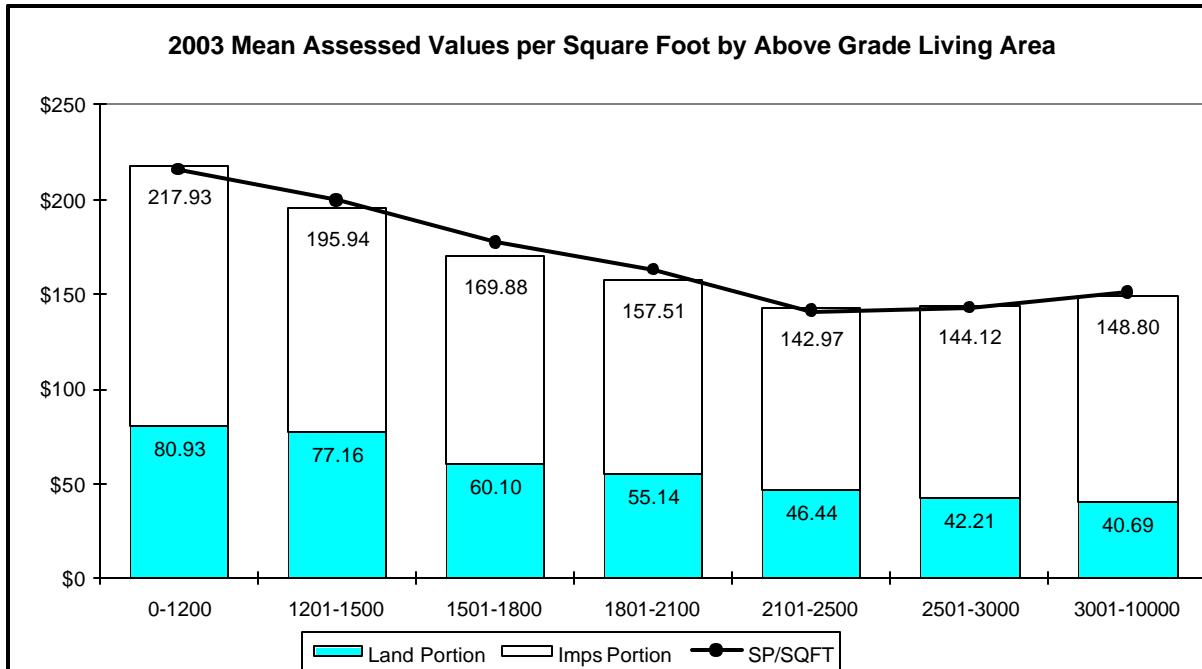
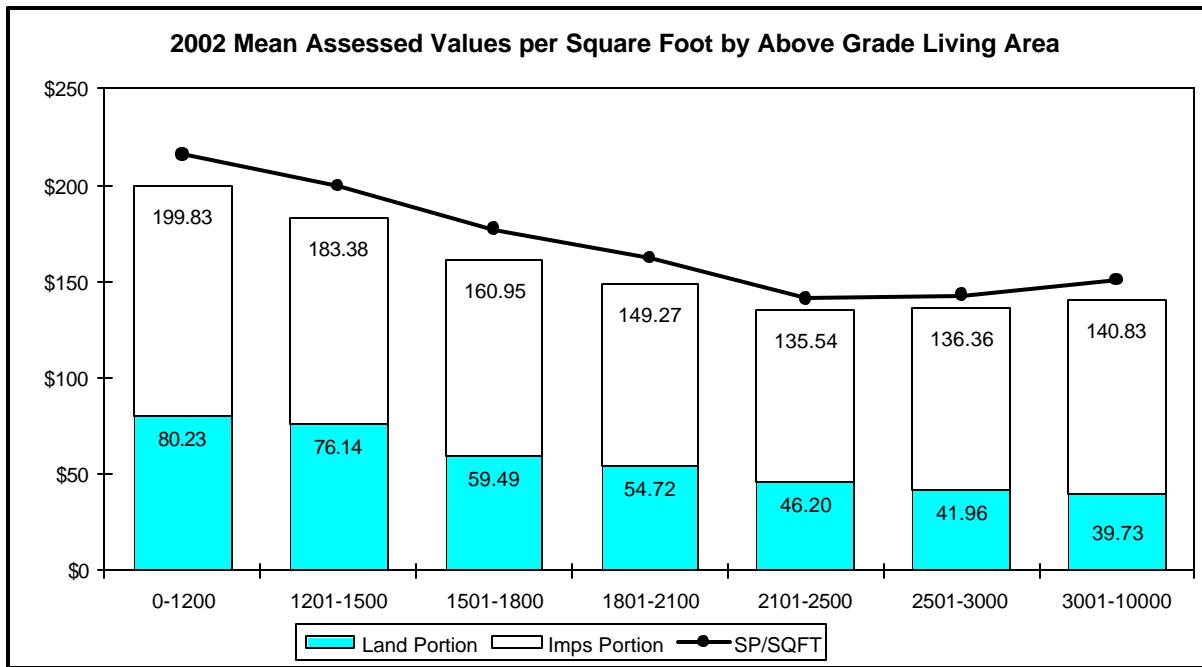
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Year Built or Year Renovated***



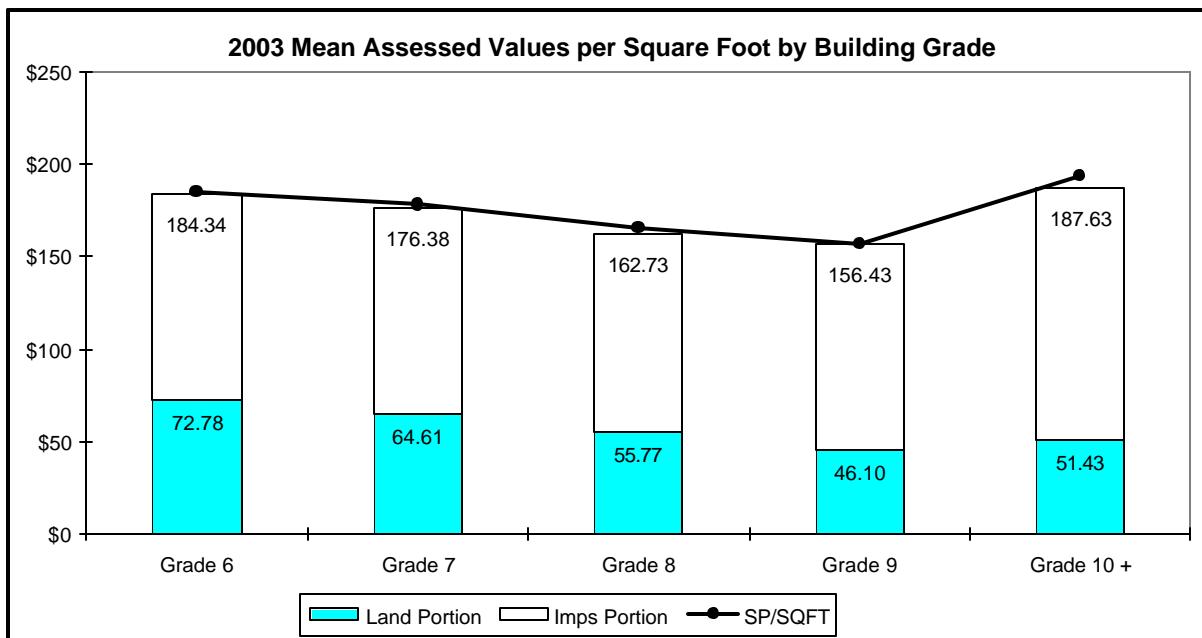
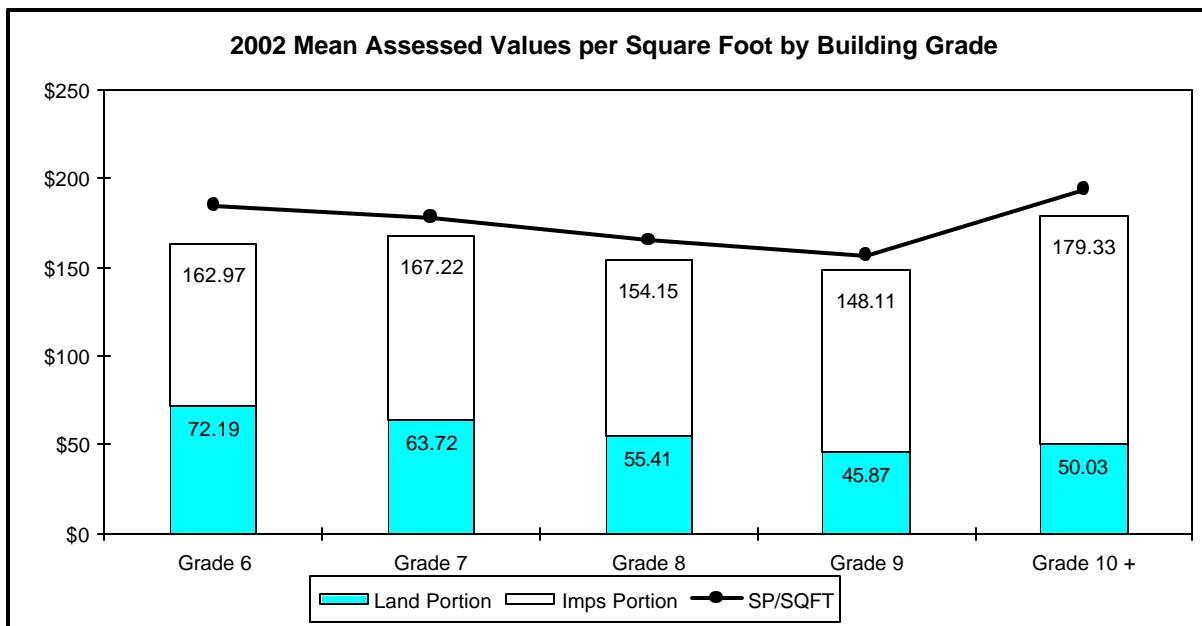
These charts clearly show an improvement in assessment level and uniformity by Year Built/Year Renovated as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

## ***Land update***

Based on the 36 usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 0% increase in land assessments for Sub Areas 2, 6, and 13 and a 6% increase in land assessments for Sub Area 10 for the 2003 Assessment Year. The formula is:

2003 Land Value in Sub Areas 2, 6, & 13 = 2002 Land Value x 1.00

2003 Land Value in Sub Area 10 = 2002 Land Value x 1.06

With resulting values rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 275 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that only two characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. Results of the analysis showed that only a few characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade six and lower homes were found to have a lower average ratio (assessed value/sale price) than other homes in the area, the formula will adjust those properties upwards. Lastly, homes having a view were found to have a higher average ratio than other non view homes in the area, the formula adjusts these parcels upward to a lesser degree than the remainder of the population.

The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} / 0.941379 + 0.05174857 \text{ If Has View} + -0.06287823 \text{ If Grade 6 or Less}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Land Value + Previous Improvement Value) \* 1.06
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (Previous Land Value + Previous Improvement Value) \* 1.06.
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value \* 1.00 )

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Total % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2003 \text{ Total Value} = (\text{Previous Land Value} + \text{Previous Improvement Value}) * 1.06, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 66 Annual Update Model Adjustments

**2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

6.23%

HasView	Yes
% Adjustment	-5.54%
Grade 6 or Less	Yes
% Adjustment	7.60%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel with a view would *approximately* receive a .69% upward adjustment (6.23% + -5.54%).

Generally older, lower grade parcels were at a lower assessment level than newer parcels. This model corrects for these strata differences.

67 parcels get an adjustment for both grade 6 or less and view.

490 parcels get an adjustment for grade six or less.

75% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 66 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	5	0.901	1.001	11.1%	0.922	1.079
6	27	0.880	0.999	13.5%	0.956	1.041
7	93	0.936	0.987	5.5%	0.966	1.008
8	103	0.934	0.986	5.6%	0.968	1.004
9	39	0.951	1.006	5.7%	0.973	1.039
10+	8	0.923	0.965	4.6%	0.932	0.998
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1945	17	0.880	0.998	13.4%	0.944	1.053
1946-1960	9	0.901	0.958	6.4%	0.882	1.035
1961-1970	43	0.910	0.966	6.1%	0.934	0.998
1971-1980	62	0.947	1.005	6.1%	0.978	1.031
1981-1990	74	0.956	1.008	5.4%	0.988	1.028
1991-2000	56	0.924	0.976	5.6%	0.952	1.000
>2000	14	0.918	0.974	6.1%	0.925	1.023
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
2	3	0.917	0.972	6.0%	0.692	1.253
3	186	0.938	0.993	5.9%	0.979	1.006
4	78	0.921	0.982	6.7%	0.959	1.005
5	8	0.937	0.992	5.8%	0.906	1.078
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	146	0.921	0.980	6.5%	0.963	0.997
1.5	13	0.889	0.952	7.0%	0.895	1.008
2	116	0.951	1.004	5.5%	0.989	1.020

## Area 66 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

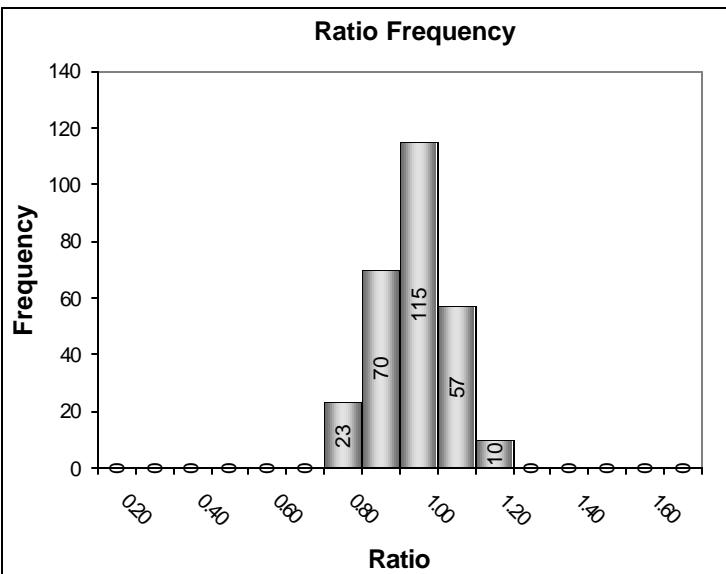
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-1200	34	0.926	1.009	8.9%	0.975	1.042
1201-1500	51	0.923	0.987	6.8%	0.959	1.014
1501-1800	50	0.910	0.960	5.5%	0.931	0.990
1801-2100	38	0.920	0.971	5.5%	0.942	0.999
2101-2500	50	0.960	1.013	5.5%	0.989	1.037
2501-3000	36	0.952	1.007	5.7%	0.974	1.039
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	252	0.928	0.990	6.6%	0.977	1.002
Y	23	0.983	0.992	0.8%	0.955	1.028
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	270	0.933	0.990	6.1%	0.978	1.001
Y	5	0.960	0.978	1.8%	0.870	1.085
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
2	24	0.917	0.971	6.0%	0.923	1.020
6	103	0.945	1.004	6.2%	0.988	1.020
13	106	0.928	0.985	6.2%	0.965	1.006
10	42	0.935	0.986	5.5%	0.956	1.017
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
4000-9000	47	0.926	0.999	7.9%	0.978	1.021
9001-12000	23	0.935	0.983	5.2%	0.946	1.021
12001-22000	21	0.975	1.026	5.2%	0.990	1.061
22001-36000	41	0.954	1.007	5.6%	0.977	1.038
36001-43559	43	0.924	0.984	6.4%	0.954	1.013
1AC-2AC	55	0.935	0.991	5.9%	0.962	1.020
3.01AC-5AC	18	0.914	0.961	5.2%	0.901	1.022
5.01AC-11AC	10	0.899	0.951	5.8%	0.864	1.037

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

<b>District/Team:</b> SE/Team 1	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 7/2/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area 66</b> <b>Mirrormont/Cedar River</b>	<b>Appr ID:</b> RSOW	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	275		
<b>Mean Assessed Value</b>	292,800		
<b>Mean Sales Price</b>	313,800		
<b>Standard Deviation AV</b>	87,239		
<b>Standard Deviation SP</b>	97,071		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.938		
<b>Median Ratio</b>	0.947		
<b>Weighted Mean Ratio</b>	0.933		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.715		
<b>Highest ratio:</b>	1.168		
<b>Coefficient of Dispersion</b>	7.92%		
<b>Standard Deviation</b>	0.094		
<b>Coefficient of Variation</b>	9.98%		
<b>Price Related Differential (PRD)</b>	1.006		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.935		
<i>Upper limit</i>	0.954		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.927		
<i>Upper limit</i>	0.949		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	3251		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.094		
<b>Recommended minimum:</b>	14		
<b>Actual sample size:</b>	275		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	128		
# ratios above mean:	147		
<i>Z:</i>	1.146		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



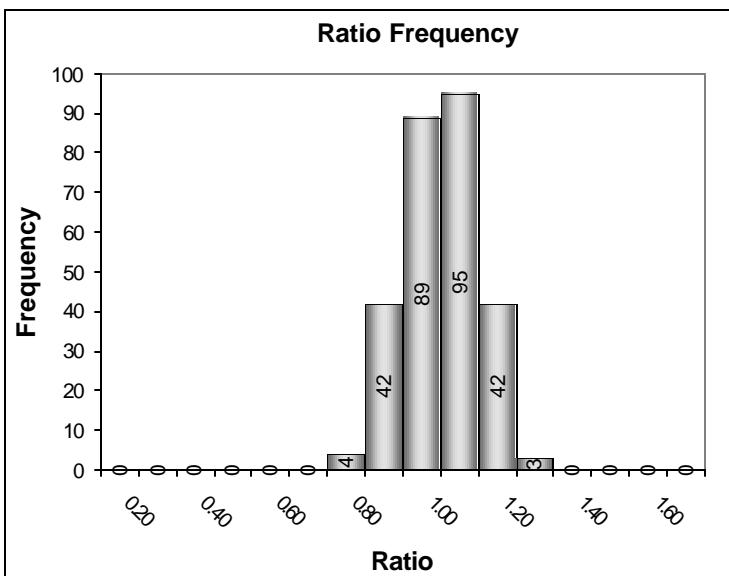
### COMMENTS:

1 to 3 Unit Residences throughout area 66

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> SE/Team 1	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 7/2/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
Area 66 Mirrormont/Cedar River	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
<b>SAMPLE STATISTICS</b>			
Sample size (n)	275		
Mean Assessed Value	310,500		
Mean Sales Price	313,800		
Standard Deviation AV	89,765		
Standard Deviation SP	97,071		
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.002		
Weighted Mean Ratio	0.989		
<b>UNIFORMITY</b>			
Lowest ratio	0.758		
Highest ratio:	1.213		
Coefficient of Dispersion	7.72%		
Standard Deviation	0.096		
Coefficient of Variation	9.62%		
Price Related Differential (PRD)	1.009		
<b>RELIABILITY</b>			
95% Confidence: Median			
Lower limit	0.990		
Upper limit	1.013		
95% Confidence: Mean			
Lower limit	0.987		
Upper limit	1.009		
<b>SAMPLE SIZE EVALUATION</b>			
N (population size)	3251		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.096		
Recommended minimum:	15		
Actual sample size:	275		
Conclusion:	OK		
<b>NORMALITY</b>			
Binomial Test			
# ratios below mean:	133		
# ratios above mean:	142		
Z:	0.543		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



### COMMENTS:

1 to 3 Unit Residences throughout area 66

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	102306	9037	11/22/02	250000	1510	0	6	1990	3	38252	N	N	12720 ISSAQAH-HOBART RD SE
2	032306	9029	10/22/02	289000	2050	0	6	1984	4	43143	N	N	10924 ISSAQAH-HOBART RD SE
2	152306	9058	3/27/02	215000	1200	600	7	1965	3	25484	N	N	13205 ISSAQAH-HOBART RD SE
2	509030	0015	11/15/01	260000	1430	0	7	1974	2	49222	N	N	13206 233RD AV SE
2	032306	9056	9/25/01	390000	1435	1200	7	1965	4	108028	N	N	10707 ISSAQAH-HOBART RD SE
2	102306	9031	8/24/01	325000	1600	0	7	1988	3	53372	N	N	11933 ISSAQAH-HOBART RD SE
2	032306	9137	5/15/02	300000	1860	0	7	1969	3	39150	N	N	23834 SE 111TH ST
2	032306	9157	10/29/01	350000	1920	0	7	1987	3	38836	N	N	23863 SE 98TH PL
2	162306	9049	4/15/02	319000	1200	1200	8	1991	3	50529	N	N	22425 SE MAY VALLEY RD
2	172306	9067	1/11/01	262835	1540	970	8	1984	4	83777	N	N	13422 196TH AV SE
2	813750	0540	3/11/02	325501	1700	0	8	1988	3	44431	N	N	21107 SE 138TH PL
2	813750	0210	6/21/02	390000	1950	0	8	1989	3	37068	N	N	20516 SE 136TH ST
2	813750	0500	10/22/01	410000	2040	0	8	1990	3	40046	N	N	21003 SE 138TH PL
2	813750	0510	6/19/01	375000	2250	0	8	1989	3	36967	N	N	21013 SE 138TH PL
2	162306	9052	10/28/02	435000	2330	0	8	1977	3	178160	N	N	13910 217TH AV SE
2	813750	0560	12/20/01	347000	2380	0	8	1988	3	25599	N	N	13837 212TH AV SE
2	813750	0640	7/31/01	399000	2540	0	8	1988	3	57934	N	N	13518 210TH CT SE
2	813750	0770	4/17/02	329900	2670	0	8	1986	3	30299	N	N	13419 209TH AV SE
2	172306	9008	12/3/01	424950	2160	0	9	1983	4	227037	N	N	13337 202ND AV SE
2	813750	0120	5/11/01	386000	2180	0	9	1987	3	36918	N	N	20619 SE 135TH ST
2	261680	0070	2/22/02	360000	2250	0	9	1985	3	33327	N	N	23201 SE 135TH CT
2	261680	0140	4/24/02	402000	2670	0	9	1987	3	53271	N	N	13831 232ND AV SE
2	261680	0580	7/11/01	520000	3120	0	10	1983	3	46443	N	N	13633 231ST PL SE
2	152306	9124	9/16/02	785000	3790	1860	10	1996	3	158080	Y	N	13030 230TH PL SE
6	222305	9106	6/12/02	180500	1080	0	5	1942	5	5720	N	N	13308 SE 149TH ST
6	222305	9135	6/4/01	169900	1190	0	5	1963	3	10018	N	N	13123 SE 149TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	322306	9032	4/17/01	225000	1410	0	5	1927	3	213879	N	N	18646 BYERS RD SE
6	512640	0035	12/4/01	170000	720	0	6	1943	4	7200	N	N	3012 SE 5TH ST
6	512640	0105	5/14/01	161700	740	0	6	1943	4	8168	N	N	3105 SE 5TH ST
6	512640	0055	3/9/01	173500	740	0	6	1943	3	7200	N	N	3106 SE 5TH ST
6	512690	0185	8/7/02	181800	790	0	6	1944	4	6930	N	N	3317 SE 6TH ST
6	512690	0030	4/24/02	185000	800	0	6	1944	4	7560	N	N	3332 SE 5TH ST
6	512690	0480	1/9/02	159000	800	0	6	1944	3	7200	N	N	3609 SE 6TH ST
6	512690	0435	6/27/02	149000	800	0	6	1944	4	7119	N	N	3701 SE 5TH PL
6	512690	0395	3/20/02	164000	900	0	6	1944	4	7280	N	N	3616 SE 6TH ST
6	918970	0125	10/1/02	170000	970	0	6	1966	3	9660	N	N	15005 132ND AV SE
6	918970	0250	2/26/02	155000	970	0	6	1967	3	7076	N	N	13202 SE 150TH ST
6	512640	0120	6/13/02	191000	990	0	6	1943	4	8027	N	N	3129 SE 5TH ST
6	512640	0030	3/6/01	164950	1060	0	6	1943	3	7200	N	N	3008 SE 5TH ST
6	512800	0025	10/1/02	140000	1070	0	6	1948	3	8100	N	N	14923 130TH AV SE
6	512640	0140	7/9/01	166000	1080	0	6	1943	4	9599	N	N	3217 SE 5TH ST
6	512690	0380	7/20/01	173000	1180	0	6	1944	4	8800	N	N	554 PIERCE AV SE
6	512690	0090	7/31/02	189000	1330	0	6	1944	3	7320	N	N	3309 SE 5TH ST
6	222305	9117	6/12/01	180000	1360	0	6	1967	3	8925	N	N	14904 133RD AV SE
6	512690	0095	5/17/01	174000	1380	0	6	1944	4	7320	N	N	3313 SE 5TH ST
6	512690	0375	4/18/01	202500	2020	0	6	1944	4	8300	N	N	550 PIERCE AV SE
6	918970	0230	7/15/02	177500	1120	0	7	1976	4	7700	N	N	13216 SE 151ST ST
6	511140	0146	3/8/01	180000	1140	420	7	1966	3	16200	N	N	20012 218TH PL SE
6	322306	9033	8/13/02	189000	1150	0	7	1983	3	12086	N	N	18006 CEDAR GROVE RD SE
6	222305	9086	2/13/01	299900	1180	200	7	1963	4	12558	Y	Y	13311 SE 151ST ST
6	222305	9057	6/27/02	250000	1290	0	7	1977	5	11110	Y	Y	15022 135TH AV SE
6	147140	0075	6/20/02	315000	1330	0	7	1998	3	25920	Y	Y	3427 SE 7TH ST
6	918970	0225	5/22/02	194900	1330	0	7	1965	4	7260	N	N	13222 SE 151ST ST
6	113400	0150	7/5/02	199900	1340	0	7	1976	4	13500	N	N	3932 SE 10TH PL
6	512800	0007	10/25/02	215000	1460	0	7	1985	3	8750	N	N	15015 130TH AV SE
6	222305	9109	11/14/01	208000	1490	0	7	1961	4	11552	N	N	15026 134TH AV SE

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**Area 66**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	510445	0420	7/13/01	210750	1490	0	7	1988	3	13908	N	N	15605 139TH CT SE
6	222305	9099	5/23/02	182500	1500	0	7	1957	4	10018	N	N	15017 134TH AV SE
6	512800	0006	4/10/02	234500	1590	0	7	1994	3	8540	N	N	15021 130TH AV SE
6	885691	0030	10/30/01	216000	1590	0	7	1989	3	15039	N	N	16121 SE 156TH ST
6	322306	9072	1/8/02	243000	1620	0	7	1958	4	66646	N	N	18233 RENTON-MAPLE VALLEY RD SE
6	885689	0350	6/24/02	234000	1640	0	7	1986	3	9897	N	N	16104 SE 156TH ST
6	222305	9116	11/8/01	265000	1640	0	7	1970	4	12781	Y	Y	13307 SE 151ST ST
6	512690	0323	5/15/02	242000	1710	0	7	2001	3	4513	N	N	536 OLYMPIA AV SE
6	512690	0323	1/28/02	236000	1710	0	7	2001	3	4513	N	N	536 OLYMPIA AV SE
6	885689	0290	3/12/02	234000	1730	0	7	1987	3	9573	N	N	15608 161ST AV SE
6	885689	0190	4/16/02	222800	1750	0	7	1987	3	8210	N	N	15613 160TH CT SE
6	511240	0111	3/21/01	175000	1780	0	7	1958	4	66646	N	N	20719 RENTON-MAPLE VALLEY RD SE
6	885689	0160	3/14/02	244775	1800	0	7	1986	3	8336	N	N	15602 159TH AV SE
6	511140	0116	7/22/02	190000	1830	0	7	1960	4	40000	N	N	20242 218TH PL SE
6	512690	0325	3/27/02	240000	1940	0	7	2001	3	7023	N	N	529 OLYMPIA AV SE
6	885689	0210	4/27/01	237000	1970	0	7	1987	3	12181	N	N	15621 160TH CT SE
6	512690	0322	1/15/02	245950	2040	0	7	2001	3	6203	N	N	524 OLYMPIA AV SE
6	512690	0328	5/17/02	230000	2040	0	7	2001	3	4156	N	N	530 OLYMPIA AV SE
6	512690	0324	3/11/02	236000	2290	0	7	2001	3	4875	N	N	541 OLYMPIA AV SE
6	512690	0329	2/11/02	234950	2290	0	7	2001	3	5955	N	N	542 OLYMPIA AV SE
6	042206	9048	8/12/02	270000	2750	0	7	1981	3	22560	N	N	19209 218TH AV SE
6	146940	0011	9/11/02	349950	3340	0	7	1965	4	13754	N	N	17817 RENTON-MAPLE VALLEY RD SE
6	510445	1080	3/12/02	225000	1430	0	8	1988	3	10690	N	N	14059 SE 159TH PL
6	885692	0370	9/17/02	278000	1540	650	8	1990	3	11540	N	N	15622 SE 156TH ST
6	510445	0250	8/28/01	230000	1660	0	8	1989	3	11285	N	N	15440 139TH AV SE
6	510445	0910	8/14/02	255000	1680	530	8	1987	3	9475	N	N	14031 SE 158TH ST
6	510445	1050	6/5/02	235000	1710	0	8	1990	3	11506	Y	N	14047 SE 159TH PL
6	510445	1100	5/1/02	242500	1740	0	8	1989	3	13334	N	N	14068 SE 158TH ST

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**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	510445	0220	9/20/01	269000	1800	0	8	1989	3	13966	Y	N	15454 139TH AV SE
6	231430	0020	6/6/02	250000	1800	0	8	2000	3	6091	N	N	14106 SE 154TH PL
6	885692	0400	9/21/01	230000	1840	0	8	1990	3	12964	N	N	15638 SE 156TH ST
6	510445	1030	12/18/01	265000	1860	0	8	1990	3	9790	Y	N	14037 SE 159TH PL
6	510445	0550	3/15/01	247500	1930	0	8	1987	3	8676	N	N	13945 SE 156TH ST
6	510445	0920	8/8/01	259500	2030	0	8	1989	3	8887	N	N	14039 SE 158TH ST
6	231430	0160	5/29/02	310000	2090	0	8	1997	3	6820	N	N	14186 SE 154TH PL
6	885692	0190	12/5/01	249950	2110	0	8	1991	3	17957	N	N	15619 SE 157TH ST
6	885692	0030	3/21/02	235000	2110	0	8	1991	3	15053	N	N	15619 159TH AV SE
6	885692	0730	10/2/02	272000	2130	0	8	1991	3	8350	N	N	15707 SE 156TH ST
6	885692	0710	5/14/01	253000	2130	0	8	1991	3	6641	N	N	15606 157TH AV SE
6	885692	0440	3/12/01	245500	2130	0	8	1991	3	9305	N	N	15523 157TH CT SE
6	231430	0390	12/21/01	295000	2150	0	8	1997	3	5072	N	N	15441 141ST PL SE
6	885692	0280	4/23/02	265000	2160	0	8	1990	3	8580	N	N	15619 156TH PL SE
6	885692	0210	10/2/02	279900	2170	0	8	1990	3	18307	N	N	15607 SE 157TH ST
6	510445	0230	4/19/02	285000	2170	0	8	1990	3	11063	Y	N	15448 139TH AV SE
6	510445	0210	10/3/02	295000	2230	0	8	1987	3	10218	Y	N	13902 SE 155TH PL
6	510445	0320	6/25/01	276000	2260	0	8	1987	3	7961	N	N	15415 139TH AV SE
6	231430	0210	4/16/01	299990	2260	0	8	1998	3	5225	N	N	15462 141ST PL SE
6	113400	0140	6/4/01	274000	2330	0	8	2000	3	16340	N	N	3950 SE 10TH PL
6	885692	0060	11/6/02	299995	2400	0	8	1991	3	10699	N	N	15832 SE 156TH CT
6	885692	0060	6/12/01	285000	2400	0	8	1991	3	10699	N	N	15832 SE 156TH CT
6	885692	0050	4/10/01	275600	2400	0	8	1991	3	7746	N	N	15611 159TH AV SE
6	242305	9030	9/18/02	419950	2510	0	8	1997	3	31815	N	Y	17503 SE JONES RD
6	891410	0070	7/25/02	314000	2530	0	8	1994	3	22499	Y	N	13951 SE 159TH PL
6	231430	0150	5/17/01	310000	2640	0	8	1997	3	5988	N	N	14182 SE 154TH PL
6	231430	0670	11/19/02	348000	2670	0	8	1998	3	8096	N	N	15707 142ND PL SE
6	231430	0920	10/14/02	349950	2760	0	8	1998	3	7168	N	N	15743 143RD AV SE
6	231430	0940	3/12/02	349950	2760	0	8	1998	3	7672	N	N	15759 143RD AV SE
6	511140	0035	5/11/01	349950	1140	960	9	1983	3	190792	N	N	19313 RENTON-MAPLE VALLEY RD SE

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**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	891410	0150	6/12/02	378500	1900	730	9	1994	3	67518	Y	N	13920 SE 159TH PL
6	510445	0760	6/20/02	285000	2080	0	9	1988	3	7619	Y	N	13948 SE 158TH ST
6	891410	0090	11/7/02	356950	2120	0	9	1993	3	22430	Y	N	13939 SE 159TH PL
6	510446	0040	4/2/01	311316	2540	0	9	1993	3	16471	N	N	13911 SE 158TH ST
6	780650	0340	11/12/02	392000	2620	0	9	1991	3	17166	N	N	14921 163RD CT SE
6	510446	0050	10/16/02	312000	2680	0	9	1992	3	11052	N	N	13907 SE 158TH ST
6	780645	0170	11/6/01	360000	2720	0	9	1990	3	35990	N	N	15239 160TH PL SE
6	780645	0190	10/14/02	380000	2760	0	9	1990	3	35171	N	N	15315 163RD CT SE
6	780645	0210	5/21/02	429950	2900	0	9	1991	3	44785	N	N	15314 163RD CT SE
6	780650	0100	7/12/01	375000	2910	0	9	1989	3	12952	N	N	14836 161ST CT SE
6	510447	0020	9/14/01	344000	2970	0	9	1994	3	10009	N	N	15611 138TH PL SE
6	510447	0040	7/17/02	389000	3080	0	9	1994	3	13233	N	N	15627 138TH PL SE
6	510447	0050	3/5/02	365000	3100	0	9	1994	3	14735	N	N	15635 138TH PL SE
10	342306	9020	8/27/02	370000	1150	0	5	1990	3	400752	Y	N	18810 SE LAKE FRANCIS RD
10	102206	9155	9/21/01	289500	1440	0	6	1977	3	326700	N	N	23306 SE 209TH PL
10	332306	9056	6/19/02	256000	1080	1080	7	1972	4	86248	N	N	18450 SE LAKE FRANCIS RD
10	102206	9136	7/9/01	284950	1150	1150	7	1984	3	50094	N	N	21053 231ST AV SE
10	232306	9022	5/18/01	299950	1200	600	7	1947	5	119790	N	N	15625 ISSAQUAH-HOBART RD SE
10	342306	9062	3/20/02	199500	1220	0	7	1967	4	24200	N	N	18401 244TH AV SE
10	032206	9078	3/21/01	220000	1250	1250	7	1950	3	10800	N	N	20429 244TH AV SE
10	272306	9096	10/22/02	324500	1250	1000	7	1985	3	126759	N	N	16613 230TH AV SE
10	352306	9060	5/18/01	216500	1340	0	7	1963	4	63597	N	N	18227 248TH AV SE
10	032206	9128	7/15/02	305000	1350	590	7	1975	3	182952	N	N	24315 SE 196TH ST
10	272306	9078	7/27/01	400000	1360	1100	7	1979	3	219978	N	N	17104 242ND AV SE
10	032206	9031	12/7/02	330000	1380	890	7	1949	4	207781	N	N	19809 236TH AV SE
10	102206	9127	4/26/01	329000	1400	1400	7	1970	5	107157	N	N	20810 231ST AV SE
10	102206	9137	10/29/01	255000	1490	0	7	1984	3	53578	N	N	20840 231ST AV SE
10	032206	9106	6/5/01	350000	1570	1220	7	1972	4	54014	N	N	24039 SE 203RD ST
10	032206	9063	6/25/01	275000	1710	0	7	1967	4	52707	N	N	23654 SE 208TH ST
10	272306	9023	4/11/02	239990	1730	0	7	1981	3	36376	N	N	16615 CEDAR GROVE RD

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**Area 66**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
													SE
10	342306	9083	11/12/01	380000	1770	0	7	1983	3	365904	Y	N	23030 SE 192ND ST
10	272306	9003	6/28/01	290000	1770	0	7	1976	4	64033	N	N	23861 SE 162ND ST
10	032206	9080	3/13/02	297950	1850	1050	7	1967	4	98881	N	N	23205 SE 192ND ST
10	261730	0540	10/4/01	280000	2200	0	7	1976	3	61855	Y	N	16741 239TH AV SE
10	352306	9043	4/3/01	299950	2300	0	7	1982	3	214750	Y	N	25606 SE 192ND ST
10	272306	9105	5/7/01	330000	2310	0	7	1997	3	121968	N	N	16809 230TH AV SE
10	032206	9144	9/17/02	379950	2820	0	7	1983	4	49658	N	N	19508 SE LAKE FRANCIS RD
10	274600	0026	6/19/02	310000	1440	520	8	1977	4	49658	N	N	20712 229TH AV SE
10	222306	9125	8/15/01	285000	1670	570	8	1978	4	54450	N	N	15225 229TH AV SE
10	272306	9086	12/10/02	440000	1700	1700	8	1977	3	219978	Y	N	23732 SE 170TH ST
10	274600	0020	2/13/02	290000	1700	1410	8	1979	4	49658	N	N	20724 229TH AV SE
10	352306	9135	1/23/02	261200	1780	0	8	1978	3	65340	N	N	25844 SE 184TH ST
10	032206	9055	6/12/01	525000	1820	1820	8	1964	3	441262	N	N	23815 SE 196TH ST
10	352306	9020	4/1/01	329000	1870	0	8	1998	3	104979	Y	N	19035 250TH AV SE
10	262306	9087	2/13/02	318000	1970	780	8	1989	3	146797	Y	N	16632 244TH PL SE
10	272306	9104	9/24/02	405000	2470	0	8	1997	3	218671	N	N	17101 230TH AV SE
10	352306	9033	9/28/01	590000	3340	0	8	1993	3	429937	N	N	17929 252ND AV SE
10	272306	9155	2/19/02	435000	2710	0	9	1997	3	205603	N	N	16829 234TH WY SE
10	342306	9014	3/1/02	424375	3120	0	9	1991	3	220413	N	N	23924 SE 186TH ST
10	272306	9158	7/9/01	585000	3589	0	9	1998	3	116740	N	N	16920 234TH WY SE
10	022206	9098	7/2/01	495000	3860	0	9	2001	3	210830	N	N	25501 SE 192ND ST
10	022206	9123	1/3/02	486000	2620	0	10	1993	3	89298	N	N	24407 SE 192ND ST
10	920670	0130	11/6/02	547450	2820	0	10	1997	3	164221	N	N	24325 SE 182ND ST
10	920670	0230	4/24/01	735000	3020	0	10	1998	3	184258	N	N	18251 240TH AV SE
10	920670	0110	3/27/02	724000	3670	0	10	1998	3	150282	N	N	24136 SE 182ND ST
13	152306	9037	7/23/02	175000	680	0	5	1973	3	43312	N	N	23927 SE TIGER MOUNTAIN RD
13	142306	9088	11/7/01	255000	1120	0	6	1975	4	47044	N	N	13323 252ND AV SE
13	152306	9192	7/5/01	291500	1400	0	6	1998	4	98010	N	N	24104 SE 132ND WY
13	242306	9154	7/6/02	289980	1440	0	6	1980	3	99316	N	N	14722 260TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	242306	9154	5/16/01	258950	1440	0	6	1980	3	99316	N	N	14722 260TH AV SE
13	152306	9117	8/7/01	319900	1500	0	6	1992	3	54450	N	N	13315 244TH AV SE
13	232306	9084	10/4/02	249000	1090	520	7	1971	4	44431	N	N	15725 249TH AV SE
13	142306	9126	9/6/02	336000	1100	370	7	1971	3	75794	N	N	13430 251ST AV SE
13	252306	9079	8/15/02	292500	1100	0	7	1982	3	81892	N	N	27403 SE 164TH ST
13	152306	9112	5/18/01	264950	1140	400	7	1973	3	70567	N	N	23505 SE 137TH ST
13	262306	9057	8/18/02	299500	1170	320	7	1993	3	38502	N	N	25927 SE 164TH ST
13	556100	0080	6/18/01	285000	1170	1170	7	1966	4	35100	N	N	26080 SE 154TH ST
13	556110	0360	5/17/02	287500	1250	0	7	1974	4	38788	N	N	26228 SE 162ND PL
13	242306	9081	4/14/01	255000	1260	1000	7	1978	3	54450	N	N	14708 262ND AV SE
13	142306	9064	5/18/01	293850	1290	0	7	1968	3	125888	N	N	13528 246TH AV SE
13	556110	0310	8/29/01	284950	1310	520	7	1975	4	84330	N	N	26424 SE 162ND PL
13	556140	1180	10/12/01	291000	1320	330	7	1981	4	38324	N	N	14817 245TH AV SE
13	142306	9086	2/23/01	262500	1340	420	7	1982	3	50529	N	N	13516 251ST AV SE
13	152306	9162	4/16/01	240000	1360	0	7	1979	4	49658	N	N	23506 SE 137TH ST
13	152306	9110	7/31/02	311000	1440	850	7	1977	4	60984	Y	N	23515 SE 137TH ST
13	864600	0010	7/17/02	315000	1440	0	7	1959	2	216493	N	N	15121 269TH AV SE
13	232306	9102	1/29/01	311000	1450	900	7	1999	3	35815	N	N	14623 255TH AV SE
13	556140	1050	1/8/01	243250	1470	0	7	1980	3	32617	N	N	24612 SE MIRRORMONT BL
13	556140	0120	8/13/01	369900	1510	1510	7	1983	3	25830	N	N	24957 SE 155TH PL
13	556100	0260	7/2/02	277850	1550	0	7	1976	3	35100	N	N	26032 SE 156TH ST
13	142306	9093	3/18/02	360000	1570	410	7	1970	4	108900	N	N	13505 251ST AV SE
13	556100	0400	5/17/02	330000	1580	0	7	1972	4	39150	N	N	26210 SE 158TH ST
13	556120	0140	2/20/01	267500	1640	0	7	1976	3	40500	N	N	14924 258TH AV SE
13	252306	9177	1/22/01	255000	1650	0	7	1994	3	68000	N	N	26048 SE 167TH PL
13	152306	9043	1/4/02	329500	1730	0	7	1983	3	57063	N	N	24007 SE 127TH ST
13	556130	0940	7/12/02	419950	1760	1740	7	2002	3	34060	N	N	25005 SE MIRRORMONT PL
13	556130	1050	7/25/02	307000	1830	0	7	1989	3	43560	N	N	25343 SE MIRRORMONT PL
13	152306	9150	7/19/01	292000	2000	0	7	1968	3	11153	N	N	14126 240TH AV SE
13	556100	0450	5/17/02	315000	2020	0	7	1962	4	37800	N	N	26004 SE 158TH ST
13	152306	9204	4/22/02	325000	2020	0	7	1995	3	85813	N	N	13250 235TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
13	152306	9223	6/11/01	285450	2160	0	7	1989	3	168141	N	N	23737 SE 132ND WY
13	252306	9128	2/27/01	355000	2300	0	7	1972	4	87120	N	N	26523 SE 172ND ST
13	252306	9136	7/27/02	289950	2320	0	7	1966	4	51400	N	N	26428 SE 172ND ST
13	864600	0170	11/20/02	430000	2670	0	7	1981	4	215622	N	N	26919 SE 146TH ST
13	556120	0530	12/24/02	325000	1150	410	8	1969	4	35100	N	N	25658 SE 154TH ST
13	556130	1410	1/29/02	350000	1210	1170	8	1974	5	41325	N	N	25207 SE MIRRORMONT DR
13	556130	0900	8/2/01	345000	1270	1180	8	1978	3	36582	N	N	24807 SE MIRRORMONT PL
13	556140	0200	7/29/02	260000	1300	420	8	1976	2	42830	N	N	25311 SE MIRRORMONT BL
13	232306	9096	10/15/02	289900	1330	800	8	1978	4	45738	N	N	14702 255TH AV SE
13	556130	0330	11/7/02	377950	1460	750	8	1977	3	35100	N	N	25019 SE MIRRORMONT WY
13	556130	1250	4/25/02	335000	1480	680	8	1976	4	36045	N	N	24606 SE MIRRORMONT DR
13	232306	9073	2/11/02	339950	1570	480	8	1977	4	40003	N	N	14710 255TH AV SE
13	556130	0740	4/30/01	285000	1610	810	8	1978	4	33896	N	N	24832 SE MIRRORMONT PL
13	556100	0610	5/6/02	360000	1700	540	8	1978	3	36000	N	N	15855 266TH AV SE
13	556130	0390	10/10/02	347500	1700	310	8	1978	4	36450	N	N	25229 SE MIRRORMONT WY
13	556110	0160	5/17/01	420000	1730	730	8	1977	5	47480	N	N	16245 266TH AV SE
13	556120	0090	12/3/02	360000	1730	500	8	1966	3	36450	N	N	25832 SE 152ND ST
13	252306	9122	6/6/02	299950	1750	0	8	1968	3	42000	N	N	16408 TIGER MOUNTAIN RD SE
13	556140	0220	5/21/02	414950	1770	1600	8	1993	3	35150	N	N	25407 SE MIRRORMONT BL
13	556120	1000	8/21/02	344000	1770	580	8	1978	4	35100	N	N	25435 SE MIRRORMONT DR
13	556130	0510	4/4/01	328000	1780	420	8	1977	4	41040	N	N	15053 253RD AV SE
13	252306	9063	6/13/02	535000	1820	140	8	1998	3	145490	N	N	16335 TIGER MOUNTAIN RD SE
13	556140	0190	4/8/02	469000	1830	1920	8	1999	3	35438	N	N	25233 SE MIRRORMONT BL
13	262306	9071	11/16/01	315000	1850	0	8	1977	3	91476	N	N	16125 255TH AV SE
13	556100	0290	6/19/01	340000	1860	0	8	1963	4	35100	N	N	26007 SE 156TH ST
13	556100	0440	10/2/02	323000	1860	0	8	1972	4	38475	N	N	26020 SE 158TH ST
13	229490	0030	11/15/02	295000	1900	0	8	1983	4	32017	N	N	25635 SE TIGER MOUNTAIN RD
13	556110	0350	5/3/02	300000	1950	140	8	1967	4	34740	N	N	26248 SE 162ND PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
13	556100	0190	11/18/02	318900	1970	0	8	1977	4	35100	N	N	26055 SE 154TH ST
13	556100	0460	12/17/01	305000	1990	430	8	1964	3	36900	N	N	26004 SE 159TH PL
13	556120	0880	9/17/02	304900	2000	0	8	1966	5	37739	N	N	25819 SE 154TH ST
13	556100	0960	3/26/01	335000	2020	0	8	1963	4	35100	N	N	15430 263RD AV SE
13	242306	9035	7/30/01	285000	2130	0	8	1977	4	70567	N	N	14909 TIGER MOUNTAIN RD SE
13	556100	1060	8/7/02	395000	2140	0	8	1963	3	68389	N	N	26345 SE 156TH PL
13	556140	1270	8/6/01	379000	2240	1050	8	1991	3	26754	N	N	24502 SE 146TH ST
13	556110	0340	4/18/01	282000	2250	0	8	1974	4	36080	N	N	26260 SE 162ND PL
13	556140	0410	12/10/02	329900	2260	0	8	1980	4	34598	N	N	25156 SE 158TH ST
13	556140	0410	5/18/01	299900	2260	0	8	1980	4	34598	N	N	25156 SE 158TH ST
13	556140	0310	7/2/02	335000	2270	580	8	1977	3	38850	N	N	25546 SE 159TH ST
13	556100	0750	6/11/01	320000	2280	0	8	1983	3	40300	N	N	26455 SE 152ND ST
13	252306	9170	8/21/01	355000	2280	0	8	1988	3	111414	N	N	17302 270TH AV SE
13	556110	0390	7/3/01	327000	2300	0	8	1964	3	37157	N	N	26315 SE 160TH ST
13	556130	0370	6/5/01	365000	2300	820	8	1978	4	36180	N	N	25201 SE MIRRORMONT WY
13	262306	9049	8/28/02	291500	2390	0	8	1968	4	33750	N	N	25713 SE 164TH ST
13	556120	0810	6/17/02	385000	2570	0	8	1974	5	54450	N	N	15432 256TH AV SE
13	556140	1220	8/12/01	374500	2620	1190	8	1970	4	32025	N	N	14717 245TH AV SE
13	556100	0070	1/29/01	333900	2760	0	8	1977	3	35100	N	N	15209 263RD AV SE
13	142306	9040	6/7/02	585000	2790	1120	8	1992	3	147232	N	N	13368 244TH LN SE
13	556100	0980	7/1/02	334000	2790	0	8	1963	3	37625	N	N	15604 263RD AV SE
13	556100	0990	3/23/01	389950	2840	0	8	1984	3	43995	N	N	26404 SE 156TH PL
13	556140	0370	5/8/01	337500	2940	0	8	1980	3	41021	N	N	25210 SE 159TH ST
13	556120	0900	6/11/01	357500	3260	0	8	1969	4	36450	N	N	25845 SE 154TH ST
13	556130	1260	6/21/02	334500	1450	760	9	1988	3	35910	N	N	24532 SE MIRRORMONT DR
13	556130	1370	12/3/02	425000	1530	1530	9	1968	4	69260	N	N	25257 SE MIRRORMONT DR
13	152306	9097	12/11/01	314950	1930	0	9	1979	4	80586	N	N	23727 SE 132ND WY
13	556130	0880	8/19/02	395000	2260	2260	9	1968	3	35880	N	N	24735 SE MIRRORMONT PL
13	556140	0020	9/2/02	370000	2280	0	9	1980	3	30625	N	N	24419 SE MIRRORMONT BL
13	556120	0860	8/2/02	343092	2300	0	9	1986	3	36450	N	N	25671 SE 154TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 66**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
13	556140	1210	3/29/01	355000	2320	1020	9	1970	4	38000	N	N	14729 245TH AV SE
13	556130	1230	10/21/02	333000	2320	760	9	1978	3	35604	N	N	24708 SE MIRRORMONT DR
13	556140	0950	4/16/01	370000	2330	0	9	2001	3	27875	N	N	24618 SE MIRRORMONT BL
13	556140	0170	10/19/01	355000	2520	650	9	1992	3	42340	N	N	25043 SE MIRRORMONT BL
13	232306	9031	11/4/02	460000	2890	0	9	2001	3	41670	N	N	14425 255TH AV SE
13	232306	9031	9/10/01	455500	2890	0	9	2001	3	41670	N	N	14425 255TH AV SE
13	242306	9142	4/5/02	478000	2910	0	9	2001	3	53578	N	N	14724 TIGER MOUNTAIN RD SE
13	556130	0950	10/24/02	340000	3000	0	9	1968	3	36680	N	N	25015 SE MIRRORMONT PL
13	556100	0880	12/17/01	330000	3070	0	9	1986	3	44866	N	N	26444 SE 154TH PL
13	252306	9162	7/2/01	468000	3310	0	9	2001	3	51219	N	N	26910 SE 162ND PL
13	144500	0120	4/2/02	516500	3730	0	9	1998	3	68824	N	N	13625 240TH AV SE
13	242306	9173	10/18/01	495000	3310	0	10	1987	3	57063	N	N	15009 262ND AV SE
13	242306	9015	6/12/01	575000	2750	1150	11	1981	3	113691	Y	N	27541 SE 154TH PL

**Improved Sales Removed from this Annual Update Analysis**

**Area 66**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	032306	9014	9/16/02	218244	PERS MH EXEMPT FROM EXCISE TAX
2	032306	9075	1/25/01	750000	DIAGNOSTIC OUTLIER
2	102306	9019	6/3/02	2100000	OPEN SPACE
2	152306	9057	8/1/02	250000	DIAGNOSTIC OUTLIER
2	162306	9023	8/28/01	144500	DOR RATIO
2	172306	9059	3/6/01	1000	DOR RATIO
2	172306	9059	5/31/01	1000	\$1,000 SALE OR LESS DOR RATIO
2	261680	0150	9/17/01	182991	QUIT CLAIM; RELATED PARTY, FRIEND, OR NEIGHBOR
2	261680	0260	6/12/02	466432	BANKRUPTCY - RECEIVER OR TRUSTEE
2	261680	0510	6/11/02	485000	RELOCATION - SALE BY SERVICE
2	261680	0510	3/6/02	485000	RELOCATION - SALE TO SERVICE
2	813750	0340	3/22/02	335000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	042206	9004	10/10/02	24129	DOR RATIO
6	042206	9034	10/10/02	2995	DOR RATIO
6	042206	9039	6/10/02	4834	DOR RATIO
6	042206	9039	6/10/02	4834	DOR RATIO
6	042206	9039	7/3/02	318000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	042206	9095	3/12/02	2533	DOR RATIO
6	042206	9096	3/12/02	2533	DOR RATIO
6	042206	9097	10/10/02	8384	DOR RATIO
6	092206	9032	6/27/02	7587	DOR RATIO
6	092206	9035	6/15/02	4013	IMP COUNT, DOR RATIO
6	092206	9132	1/11/01	134000	GOVERNMENT AGENCY
6	092206	9132	12/2/02	121000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	146140	0095	5/9/02	100000	DIAGNOSTIC OUTLIER
6	147140	0070	6/26/01	262200	RELATED PARTY, FRIEND, OR NEIGHBOR
6	202306	9042	8/23/01	505000	PERS MH
6	222305	9110	4/5/02	52103	RELATED PARTY, FRIEND, OR NEIGHBOR, UN FIN AREA
6	222305	9117	5/29/02	207000	DIAGNOSTIC OUTLIER
6	231430	0270	9/6/02	295000	RELOCATION - SALE BY SERVICE
6	231430	0270	9/6/02	295000	RELOCATION - SALE TO SERVICE
6	231430	0350	9/4/02	339950	RELOCATION - SALE BY SERVICE
6	231430	0350	8/9/02	339950	RELOCATION - SALE TO SERVICE
6	231430	0710	10/26/01	376500	RELOCATION - SALE BY SERVICE
6	231430	0710	10/10/01	376500	RELOCATION - SALE TO SERVICE
6	231430	0790	4/13/01	379900	RELOCATION - SALE BY SERVICE
6	231430	0790	4/13/01	379900	RELOCATION - SALE TO SERVICE
6	232305	9013	3/25/02	219000	DIAGNOSTIC OUTLIER
6	242305	9019	3/8/01	165000	DIAGNOSTIC OUTLIER
6	242305	9022	5/22/01	110000	DIAGNOSTIC OUTLIER
6	275220	0010	5/10/02	4617	DOR RATIO
6	292306	9007	6/19/01	625000	IMP COUNT, GOVERNMENT AGENCY
6	322306	9055	2/26/01	135500	DIAGNOSTIC OUTLIER
6	510445	0010	2/26/01	1000	DOR RATIO
6	510445	0120	9/5/02	250000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis**

**Area 66**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	510445	0990	8/30/02	254446	EXEMPT FROM EXCISE TAX
6	510445	1030	9/27/02	260000	RELOCATION - SALE BY SERVICE
6	510445	1030	9/27/02	260000	RELOCATION - SALE TO SERVICE
6	511140	0065	11/12/01	330000	DIAGNOSTIC OUTLIER
6	511140	0086	9/24/01	207000	DIAGNOSTIC OUTLIER
6	511240	0005	5/1/02	4145	DOR RATIO
6	511240	0015	7/22/02	4837	DOR RATIO
6	511240	0021	10/10/02	2518	DOR RATIO
6	511240	0025	8/12/02	5470	DOR RATIO
6	511240	0035	6/1/02	6140	DOR RATIO; IMP COUNT
6	511240	0040	6/14/02	8520	DOR RATIO; OPEN SPACE
6	512640	0070	5/2/02	104700	DIAGNOSTIC OUTLIER
6	512690	0050	1/18/01	135000	DIAGNOSTIC OUTLIER
6	512690	0090	1/4/01	151000	RELOCATION - SALE BY SERVICE
6	512690	0500	3/1/01	118000	DIAGNOSTIC OUTLIER
6	512800	0025	3/22/02	115000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	918970	0010	4/3/02	91000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	918970	0095	10/22/01	75000	PARTIAL INTEREST; RELATED PARTY, % NET COND
10	022206	9060	3/27/02	210000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	222306	9013	6/4/02	675000	PERS MH
10	222306	9024	9/24/01	215000	MULTI-PARCEL SALE
10	222306	9043	3/28/01	2150000	DIAGNOSTIC OUTLIER
10	222306	9047	10/3/02	50000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
10	222306	9064	6/6/01	480000	DIAGNOSTIC OUTLIER
10	222306	9108	5/17/02	480062	EXEMPT FROM EXCISE TAX
10	261730	0190	10/16/02	126075	QUIT CLAIM DEED; DOR RATIO
10	262306	9008	8/22/01	510000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	272306	9078	6/20/02	60000	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
10	272306	9094	5/1/02	3002	DOR RATIO
10	272306	9100	7/24/02	10760	DOR RATIO
10	272306	9128	6/12/02	1170	DOR RATIO
10	272306	9131	3/21/02	2559	DOR RATIO
10	272306	9146	6/12/02	11239	DOR RATIO
10	342306	9020	7/2/02	9563	DOR RATIO
10	352306	9032	5/23/01	373000	QUESTIONABLE PER SALES IDENTIFICATION
10	352306	9039	9/24/02	116000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	920670	0260	4/9/01	236000	0 % COMPL; DOR RATIO
13	142306	9048	10/20/01	245000	0 % COMPL
13	152306	9003	4/2/01	475000	DIAGNOSTIC OUTLIER
13	152306	9016	12/11/02	330000	DIAGNOSTIC OUTLIER
13	152306	9113	5/1/01	310000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
13	232306	9103	5/10/02	339900	BANKRUPTCY - RECEIVER OR TRUSTEE
13	232306	9108	11/4/02	485000	0 UNFIN AREA
13	242306	9060	9/1/02	175000	DIAGNOSTIC OUTLIER
13	242306	9091	7/19/01	13500	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO

***Improved Sales Removed from this Annual Update Analysis***

**Area 66**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
13	242306	9091	7/19/01	13500	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
13	242306	9091	7/19/01	13500	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
13	242306	9091	7/18/01	13500	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
13	242306	9091	7/17/01	13500	PARTIAL INTEREST; RELATED PARTY
13	242306	9091	8/10/01	160000	QUIT CLAIM DEED; RELATED PARTY, DOR RATIO
13	252306	9186	12/10/01	110000	0 % COMPL; DOR RATIO
13	252306	9186	12/9/02	469950	0 % COMPL
13	556100	0310	7/3/02	595000	CORPORATE AFFILIATES
13	556100	0430	1/16/01	50440	ESTATE ADMINISTRATOR, QUIT CLAIM DEED; DOR RATIO
13	556120	0620	2/2/01	297500	IMP COUNT; BANKRUPTCY - RECEIVER OR TRUSTEE
13	556120	0740	10/24/02	417000	RELOCATION - SALE BY SERVICE
13	556120	0740	10/8/02	417000	RELOCATION - SALE TO SERVICE
13	556120	1020	10/26/01	332000	RELOCATION - SALE BY SERVICE
13	556120	1020	3/15/01	330000	RELOCATION - SALE TO SERVICE
13	556130	0890	10/11/02	230000	DIAGNOSTIC OUTLIER
13	556130	0940	5/28/01	120000	PERSONAL PROPERTY INCLUDED; DOR RATIO
13	556130	1220	12/11/02	495000	0 %COMPL; ACTIVE PERMIT BEFORE SALE Sale>25K
13	556130	1330	9/24/01	310000	NON-REPRESENTATIVE SALE
13	556130	1400	7/3/01	76000	0 %COMPL; DOR RATIO
13	556140	0010	2/13/01	17000	DOR RATIO
13	556140	0260	12/10/02	507074	0 %COMPL; ACTIVE PERMIT BEFORE SALE Sale>25K
13	556140	1070	3/15/01	105000	%COMPL UNFIN AREA; DOR RATIO

**Vacant Sales Used in this Annual Update Analysis**  
**Area 66**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	102306	9033	9/24/01	150000	453895	N	N
2	152306	9211	5/2/01	185000	219978	N	N
2	152306	9211	7/12/02	206500	219978	N	N
6	146940	0030	12/13/01	65000	118642	Y	Y
6	222305	9016	9/6/02	300000	635976	N	N
6	242305	9039	6/14/01	40000	27443	N	N
6	322306	9071	1/22/01	56000	188614	N	N
6	322306	9103	4/24/02	65000	379407	N	N
10	022206	9140	8/13/01	140000	89733	N	N
10	022206	9140	7/18/02	155000	89733	N	N
10	032206	9048	9/6/02	155000	220850	N	N
10	032206	9065	11/4/02	60000	217800	N	N
10	032206	9165	2/5/01	25000	91040	N	N
10	222306	9080	6/22/01	135000	109771	N	N
10	342306	9080	12/11/02	94000	455637	N	N
10	342306	9082	9/21/01	120000	221720	N	N
10	352306	9047	9/24/02	155000	87555	N	N
10	352306	9164	7/9/02	101000	40663	N	N
13	142306	9127	12/11/01	12500	109771	N	N
13	152306	9089	5/22/01	177000	87120	N	N
13	152306	9161	5/8/02	55000	71002	N	N
13	222306	9001	11/18/02	245000	43450	Y	N
13	222306	9025	11/18/02	245000	43450	N	N
13	222306	9075	11/18/02	245000	43450	N	N
13	222306	9170	11/18/02	325000	158840	N	N
13	252306	9117	10/18/01	6000	33750	N	N
13	252306	9162	1/22/01	117000	51219	N	N
13	252306	9181	9/4/01	190000	399880	N	N
13	556110	0430	6/12/02	118000	83154	N	N
13	556120	0890	8/26/02	107000	35161	N	N
13	556130	0870	10/21/02	100000	35100	N	N
13	556130	1420	2/8/02	74000	33480	N	N
13	556140	0260	3/19/02	105000	38400	N	N
13	556140	0930	5/31/01	59500	36800	N	N
13	556140	0980	8/13/02	69500	36900	N	N
13	804110	0120	3/13/02	68000	34800	N	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 66**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	146940	0072	2/27/02	18000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	222305	9012	12/24/01	1180000	GOVERNMENT AGENCY; EASEMENT, RIGHT-OF-WAY
6	232305	9091	3/1/02	185000	GOVERNMENT AGENCY; MOBILE HOME;
6	242305	9051	3/8/02	6000	GOVERNMENT AGENCY;
6	275220	0020	8/15/02	9500	EASEMENT OR RIGHT-OF-WAY
6	292306	9030	6/25/01	140000	GOVERNMENT AGENCY;
6	332306	9025	7/1/02	3144	EASEMENT OR RIGHT-OF-WAY
6	511240	0010	2/2/02	2158	EASEMENT OR RIGHT-OF-WAY
6	712040	0045	7/29/02	30000	GOVERNMENT AGENCY;
10	102206	9140	1/4/01	77000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
10	222306	9062	7/23/02	12449	EASEMENT OR RIGHT-OF-WAY
10	332306	9016	5/24/02	36000	LEASE OR LEASE-HOLD;
10	332306	9026	7/1/02	8237	EASEMENT OR RIGHT-OF-WAY
10	342306	9104	7/2/02	10478	EASEMENT OR RIGHT-OF-WAY
10	342306	9105	7/2/02	7423	EASEMENT OR RIGHT-OF-WAY
10	352306	9051	7/25/01	135000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
10	352306	9187	1/29/01	60000	RELATED PARTY, FRIEND, OR NEIGHBOR;
13	152306	9047	9/24/01	7000	BANKRUPTCY - RECEIVER OR TRUSTEE;
13	152306	9175	5/1/02	108000	NO MARKET EXPOSURE; RELATED PARTY
13	242306	9159	7/26/02	92000	RELATED PARTY, FRIEND, OR NEIGHBOR;
13	556130	1540	1/10/02	300000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	556140	0290	4/8/02	67500	STATEMENT TO DOR;